

CHAPTER 3.37 AGRICULTURE-OPEN SPACE (AG-OS) ZONE

Section 3.37.10 - PURPOSE

This zone is intended to recognize areas within the City suitable for agricultural research use and for uses compatible with agricultural and horticultural research use types. The characteristics of such use types typically result in preservation of large open space areas. Residential uses are accessory to the primary uses.

Section 3.37.20 - PERMITTED USES

3.37.20.01 - Ministerial Development

****** Asterisks indicate uses not allowed within properties having a Comprehensive Plan Map designation of Open Space-Conservation. There are a limited number of outright permitted uses within properties having a Comprehensive Plan Map designation of Open Space-Conservation.

a. Primary Uses Permitted Outright

1. Civic Use Types

- (a) Freestanding wireless telecommunication facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions**

2. Agriculture Use Types

- (a) Animal Husbandry**
- (b) Aquaculture**
- (c) Horticulture, Cultivation, and Storage**except as in "2" below
 - 1. With ability to add buildings**
 - 2. Without ability to add buildings
- (d) Research Facilities and Services related to the above use types**except as in "2" below
 - 1. With ability to add buildings**
 - 2. Without ability to add buildings

- (e) Row Field Crops**except as in "2" below
 - 1. With ability to add buildings**
 - 2. Without ability to add buildings
- (f) Tree Crops**except as in "2" below
 - 1. With ability to add buildings**
 - 2. Without ability to add buildings

b. Accessory Uses Permitted Outright

- 1. Animal Sales, Services - Veterinary**
- 2. Animal Waste Processing**
- 3. Packing and Processing - Limited**
- 4. Essential Services
- 5. Required off-street parking for uses permitted in this zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements
- 6. Other development customarily incidental to the primary use in accordance with Chapter 4.3 - Accessory Development Regulations
- 7. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions
- 8. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9

3.37.20.02 - Special Development

**** Asterisks indicate uses not allowed within properties having a Comprehensive Plan Map designation of Open Space-Conservation.**

a. Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development.

1. Commercial Use Types

(a) Animal Sales and Services**

1. Horse Stables
2. Kennels
3. Stockyards
4. Veterinary

(b) Lodging Services - Campground (Willamette Park only)

2. Agriculture Use Types

(a) Packing and Processing, General**

(b) Horticulture, Cultivation, and Storage, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and with the ability to add buildings

(c) Research Facilities and Services related to the above use types, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and with the ability to add buildings

(d) Row Field Crops, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and with the ability to add buildings

(e) Tree Crops, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and with the ability to add buildings

3. Civic Use Types

(a) Community Recreation (public parks only)

- (b) Freestanding wireless telecommunication facilities, subject to the standards in Chapter 4.9 - Additional Provisions
- (c) Freestanding wireless telecommunication facilities that do not meet the setback or spacing standard requirements of sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9
- (d) Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9
- (e) Colocated/attached wireless telecommunication facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9
- (f) Participant Sports and Recreation - Outdoor

3.37.20.03 - General Development

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.

1. Civic Use Types

- (a) Accessory Dwelling Units subject to Chapter 4.3 - Accessory Development Regulations
- (b) Major Utilities
- (c) Minor Utilities subject to Chapter 4.9 - Additional Provisions
- (d) Projections such as chimneys, spires, domes, towers, and flagpoles not used for human occupancy and exceeding 75 ft. in height, in accordance with section 4.9.50 of Chapter 4.9, except adjacent to an RS-3.5, RS-5, RS-6, RS-9, or RS-9(U) zone where the threshold is 20 ft. above the height of the structure or 75 ft. in height, whichever is less.

- (e) Freestanding wireless telecommunication facilities 61- to 75-ft. in height, subject to the standards in Chapter 4.9, unless prohibited by restrictions on public lands.

2. **Agricultural Use Types**

- (a) Horticulture, Cultivation, and Storage, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and without the ability to add buildings
- (b) Research Facilities and Services related to the above use types, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and without the ability to add buildings
- (c) Row Field Crops, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and without the ability to add buildings
- (d) Tree Crops, on lands with Comprehensive Plan Map designation of Open Space-Conservation, and without the ability to add buildings

Section 3.37.30 - PERFORMANCE STANDARDS

Each use, activity, or operation within this zone shall comply with applicable local nuisance and animal control ordinances and State and Federal standards.

Section 3.37.40 - SETBACKS

The following minimum setbacks shall apply to all structures other than fences or walls in the AG-OS Zone.

- a. **Boundary Area** - A setback of not less than 25 ft. shall be provided along each AG-OS Zone boundary line abutting any residential zone.
- b. **Along Streets** - The following minimum setbacks shall apply:
 - 1. Arterial streets - 100 ft.
 - 2. Collector streets - 70 ft.
 - 3. All other streets - 25 ft.

Section 3.37.50 - SPECIAL BUFFERING

When residential development is proposed next to AG-OS land being used for a use type marked with asterisks in section 3.27.20, a minimum 50-ft.-wide continuous plant or plant/berm buffer is required. The responsibility of providing such a buffer shall be that of the applicant of the proposed new development, whether for residential or agriculture uses.

Additionally, a minimum building setback of 100 ft. shall be maintained adjacent to AG-OS lands being used for a use type marked with asterisks as noted in section 3.27.20. Roads may be located within this 100-ft. setback area, provided the minimum 50-ft.-wide required plant or plant/berm buffer is provided between the road and adjacent AG-OS use(s).

Section 3.37.60 - VARIATIONS

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.